COMM NW COR OF SW1/4 OF SE1/4 RU
E 342.10 FT FOR POB, RUN N 229.2
CR-240, E ALONG RD 223.08 FT TO

SOUTHWEST GEORGIA OIL COMPANY INC
P O BOX 1510
BAINBRIDGE, GA 39818

2026

10-5S-17-09195-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

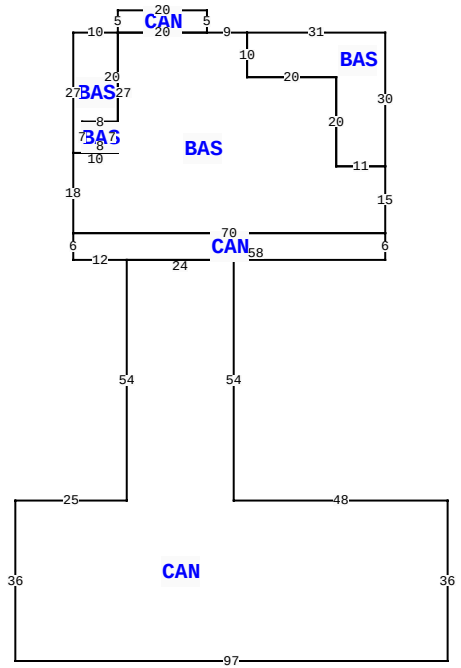
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		6 100
Frame	03	MASONRY 100
Story Height		16 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Condition Adj	04	04 100
Quality	05	05
DOR CODE	1126	CONV STORE/GAS
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	10517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	56	100		56	2,855
BAS	214	100		214	10,911
BAS	530	100		530	27,022
BAS	2,350	100		2,350	119,815
CAN	100	30		30	1,530
CAN	420	30		126	6,424
CAN	4,788	30		1,436	73,214
TOTALS	8,458			4,742	241,771

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4300	04	4,742	123.5944	92.70	439,583	1995	1995	0	0	0	45.00	55.00

2 NBHD CONVE 0% - 0 Heated Area: 3150 HX Base Yr



9390 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	241,771
TOTAL MARKET OB/XF VALUE	28,773
TOTAL LAND VALUE - MARKET	46,288
TOTAL MARKET VALUE	316,832
SOH/AGL Deduction	0
ASSESSED VALUE	316,832
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	316,832
TOTAL JUST VALUE	316,832
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	330,019

XFOB:2:1: STAR MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052128	Generator	8,634	01/22/2025
9561	COMMERCIAL	575	04/03/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1293/2074	4/28/2015	WD	U	I	43	19,812,600
GRANTOR: STAFFORD L SCAFF JR						
GRANTEE: SOUTHWEST GEORGIA O						
0795/0392	8/24/1994	WD	U	V	08	5,000
GRANTOR: JOSEPH L & LULA F NET						
GRANTEE: LESTER & ANNE SCAFF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 CAN= N5 W20 S5 E20$ W20 BAS= W10 S27 E2 BAS= E8 N7 W8 S7$ N7 E8 N20 $ S27 W10 S18 CAN= S6 E12 CAN= S54 W25S36 E97 N36 W48 N54 W24$ E58 N6 W70$ E70 N15 BAS= N30 W31 S10 E20 S20 E11$ W11 N20 W20 N10$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0164	CONC BIN	0	0	12	8	96.00	UT	12.00	12.00	100	2008	2008	3	100	1,152	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
3	0166	CONC,PAVMT	0	0	0	0	5,563.00	UT	1.50	1.50	100	1995	1995	3	100	8,345	
4	0260	PAVEMENT-A	0	0	0	0	20,307.00	UT	0.90	0.90	100	1995	1995	3	100	18,276	

LAND DESCRIPTION

TOTAL OB/XF 28,773

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	1100	C	STORE 1FLR	0		A-1	0.00	0.00	1.15	AC		1.00	1.00	1.15	35,000.00	40,250.00	46,288							

REVIEW DATE 07/28/2017 BY DF Total Acres: 1.15 Total Land Value: 46,288 Market: 0 Agricultural: 0 Common: 46,288 PRINTED 11/06/2025 BY SYS